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Tarrant County Texas

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*Mike Lehmann***NOTICE OF CONFIDENTIALITY RIGHTS:** IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.**MEMORANDUM OF OIL AND GAS LEASE**

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Tarrant §

That the undersigned, Phixius Properties, LLC, a Texas Corporation (Mike Lehmann), whose address is 19796 Echo Blue Drive, Penn Valley, California 95946, (herein collectively called "Lessor", whether one or more) has executed and delivered to The Caffey Group, L.L.C., herein called "Lessee", whose address is 309 W. 7th Street, Suite 1300, Fort Worth, TX 76102, an Oil and Gas Lease dated 10/19/09, 2009, and covering minerals in 0.9492 acres of land, whether more or less (+-) as situated in Tarrant County, Texas, and being more described in Exhibit "A" attached hereto.

Whereas said Oil and Gas Lease provided for a "Primary Term" of 3 years with a 2 year option effective on the date first written above, Duplicate copies of said lease are in the possession of Lessor's and Lessee where the same may be examined by any person having a lawful right or legitimate interest therein.

Now therefore, for the consideration set forth in said lease, Lessor does hereby grant, lease and let unto Lessee all of the rights as specified therein, to the following described properties.

This "Memorandum of Lease" shall be binding on all parties, their heirs, successors and Assigns.

LESSOR:

Name: Phixius Properties, LLC, a Texas Corporation
By: Mike Lehmann
(Individually and in all Capacities for the above described Land)

Title:

STATE OF TEXAS

COUNTY OF TARRANT

LESSOR: _____

Name: _____
(Individually and in all Capacities for the above described Land)

Title: _____

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Mike Lehmann and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20 ____.

**SEE ATTACHED
CALIFORNIA ALL-PURPOSE
ACKNOWLEDGEMENT.**

Notary Public, State of Texas

Notary's printed name

app

Before me, the undersigned authority, on this day personally appeared _____ and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20 ____.

Notary Public, State of Texas

Notary's printed name

EXHIBIT "A"

Attached to and made a part of Memorandum of Oil and Gas Lease dated 10/13, 2008, between Phixius Properties, LLC, a Texas Corporation (Mike Lehmann) whose address 19796 Echo Blue Drive, Penn Valley, California 95946, as "Lessor", and The Caffey Group, LLC, as "Lessee."

LEGAL DESCRIPTION

.1737 Acres, More or Less, particularly described as follows:

LOT 1A, BLOCK 111, in Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1509 Acres, More or Less, particularly described as follows:

LOT 1B, BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1492 Acres, More or Less, particularly described as follows:

LOTS 2A & 1C, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1454 Acres, More or Less, particularly described as follows:

LOT 2B, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1492 Acres, More or Less, particularly described as follows:

LOT 3A, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

.1808 Acres, More or Less, particularly described as follows:

LOT 3B, in BLOCK 111, Westcliff Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-45, Page 70, Deed Records of Tarrant County, Texas

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of NEVADA

On OCT 15, 08 before me, AMY F. POWERS, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared MICHAEL T. LEHMANN
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amy F. Powers
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: MEMORANDUM OF OIL AND GAS LEASE

Document Date: 10/13/08 Number of Pages: 2

Signer(s) Other Than Named Above: ~ NONE ~

Capacity(ies) Claimed by Signer(s)

Signer's Name: MICHAEL T. LEHMANN

Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: SELF

RIGHT THUMBPRINT
OF SIGNER
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Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

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